

Giggs Hill Gardens, Thames Ditton

Monthly Rental Of £1,750

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

The separate kitchen is well arranged and functional, with ample cupboard and worktop space, integrated appliances, and room for freestanding white goods. The property also benefits from two generously sized double bedrooms, both offering excellent versatility for families, professionals, or those requiring a home office. A well-appointed bathroom and separate WC complete the internal layout. Further benefits include free off-street parking, double glazing throughout, and gas central heating, ensuring comfort and convenience year-round. Ideally located close to local shops, cafés, outstanding schools, transport links and green open spaces, this attractive maisonette offers an excellent opportunity to enjoy village living with easy access to London.

Ground Floor Maisonette

Two Double Bedrooms

Well Regarded Development

Off-Street Parking

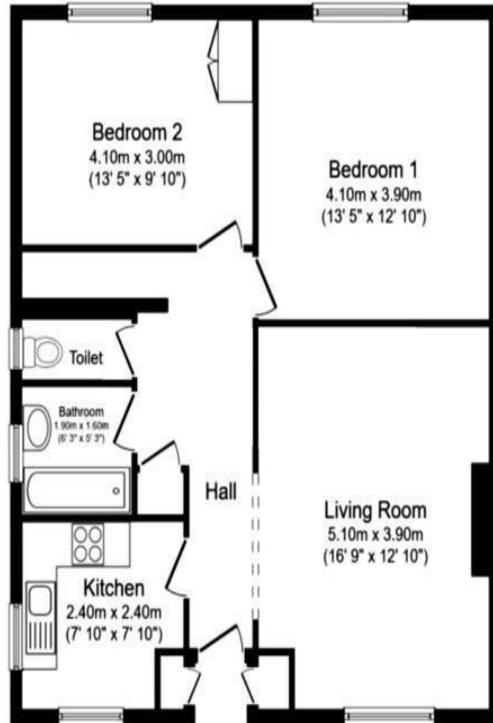
Views over Giggs Hill Green

Catchment Area for Excellent Schools

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Floor Plan

Total floor area 73.0 sq. m. (786 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

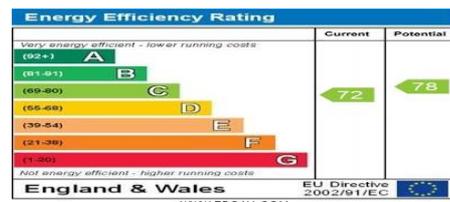
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Tenure:

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: C



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.